

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of FORTY THREE THOUSAND SEVEN HUNDRED FIFTY and NO/00 Dollars (\$43,750.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JAMES S SPATES AND WIFE, JUDY H SPATES AND

IMOGENE WELLS AND HUSBAND JOHN M WELLS

grant, bargain, sell and convey unto,

JOHN M WELLS AND IMOGENE WELLS and Douglas Wells the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION. Situated in Shelby County.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

\$66,272.50 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13TH day of March, 2006.

AMES S SPATES

IMOGENE WELLS

JUDY HI SPATES

CAIN MANUEL I C

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that JAMES S SPATES, JUDY H SPATES, IMOGENE WELLS, AND JOHN M WELLS

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date, in her capacity as such personal representative.

Given under my hand and official seal this 13TH day of March, 2006.

Notary Public

My Commission Expires: 10-16-08

20060316000122100 2/2 \$16.00 Shelby Cnty Judge of Probate, AL 03/16/2006 08:51:47AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

Begin at a point on the North line of the NW 1/4 of SW 1/4, Section 9, Township 20 South, Range 2 East, where the same is intersected by the East right of way line of Alabama Highway No. 25 and run thence East along the North line of said forty acres and along the North line of the NE 1/4 of the SW 1/4 of said Section, 416 feet; thence run in a Southerly direction and parallel with the East right of way line of said Highway 210 feet; thence run West and parallel with the North line of said forty acres 416 feet to the East right of way line of said Highway; thence run in a Northerly direction along said right of way of said Highway 210 feet to the point of beginning.

Situated in Shelby County, Alabama.